



City of Carmel

CARMEL PLAN COMMISSION SUBDIVISION COMMITTEE AGENDA THURSDAY, NOVEMBER 29, 2007

**LOCATION: CAUCUS ROOMS
CARMEL CITY HALL
ONE CIVIC SQUARE
CARMEL, IN 46032**

**TIME: 6:00 P.M.
DOORS OPEN AT 5:30 P.M.**

The Subdivision Committee will meet to consider the following items:

- 1. Docket No. 07070010 PP: Trillium**
The applicant seeks primary plat approval for 57 residential lots on 32.447 acres.
The site is located at 2555 W 131st St. and is zoned S-2/Residence-ROSO.
Filed by Dennis Olmstead of Stoeppelwerth & Assoc, Inc.
- 2. Chesterton Woods Subdivision Waiver**
The applicant seeks the following subdivision waiver approval:
Docket No. 07070043 SW SCO Chapter 7.05.07 percent of woodland clearing
The site is located at 2405 E 99th Street, near Haverstick Rd. and is zoned S-2/Residence-ROSO III. Filed by Matt Skelton of Baker & Daniels LLP for 56th Development, LLC.
- 3. TABLED TO JANUARY 8: Docket No. 07010008 Z: 116th & Guilford Rezone**
~~The applicant seeks to rezone approximately 9.5 acres from I-1/Industrial to R-1/Residence. The site is located at 1441 S. Guilford Rd. Filed by the Carmel Dept. of Community Services.~~
- 4-6. Docket No. 07080031 PP: Wellsprings of West Clay**
The applicant seeks primary plat approval for 11 lots on 14.3 acres. Also, subdivision waivers requested are:
Docket No. 07080032 SW SCO 6.05.07 homes facing an arterial/collector road
Docket No. 07080033 SW SCO 6.03.07 cul-de-sac length
The site is located at approximately 12210 Shelborne Rd. and is zoned S-1/Residence.
Filed by S. Kurt Menner of Lifesprings Group, LLC.
- 7-10. Docket No. 07080036 PP: Rosado Hill**
The applicant seeks primary plat approval for 3 lots on 9.05 acres. Also, subdivision waivers requested are:
Docket No. 07080038 SW SCO 6.05.01 - all lots shall abut a public right of way
Docket No. 07080039 SW SCO 6.05.07 & 6.03.19 - homes must face a parkway/arterial road
Docket No. 07080040 SW SCO 8.09.02 - installation of paths/sidewalks
The site is located at the southeast corner of 106th St. & Spring Mill Rd. and is zoned S-2/Residence. Filed by Joseph Scimia of Baker & Daniels, LLP.

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Plan Commission Subdivision Committee Agenda

11. Docket No. 07070059 DP/ADLS: 531 S Guilford Rd (Kousa Street Cottages)

The applicant seeks site plan and design approval for 40 units (formerly 33 single family homes) on 6 acres. The site is located at 531 S Guilford Rd. and is zoned B-7/Business.

Filed by Justin Moffett of Uptown Partners, LLC.

12-15. Docket No. 07080024 PP: Kousa Street Cottages (531 S Guilford Rd)

The applicant seeks primary plat approval for 40 units (formerly 33 single family homes) on 6 acres. Also, subdivision waivers requested are:

Docket No. 07080025 SW SCO 8.09.01 sidewalks on both sides of street

Docket No. 07080026 SW SCO 6.03.20 private streets

Docket No. 07080027 SW SCO 6.05.01 minimum lot width of 50-ft at R/W

The site is located at 531 S Guilford Rd. and is zoned B-7/Business.

Filed by Jim Shinaver of Nelson & Frankenberger for Uptown Partners, LLC.

File: SUB-2007-1129.doc revised 11-26-2007